



December 18, 2020

Dear Neighbor:

Back in March of 2020, PEG Companies held an open house regarding a potential new development in Old Town Scottsdale. Based on the input from that meeting and conversations with the community, many changes were made to that original plan. Thus, we are pleased to tell you that the plan for the approximately 3.87+/- acre parcel located at the 7110 E. Indian School Road referred to as “The Kimsey” (currently occupied by the Howard Johnson, The Venue, and the Kimsey Building) has been revised and is moving forward through the process with the City of Scottsdale.

PEG Companies amended their request (10-ZN-2020) for a proposed mixed-use development for luxury residential units, boutique hotel, and complimentary uses to now also include preserving the Kimsey Building (aka Ralph Haver designed Triangle Building) and seek a Historic Property zoning designation. More specifically, this request is for a Zoning District Map Amendment from C-2 DO (Central Business District, Downtown Overlay) to D/DMU-Type 2 PBD DO (Downtown Multiple Use -Type 2 Planned Block Development, Downtown Overlay) and D/DMU-Type 2 PBD DO HP (Downtown Multiple-Use Type 2 Planned Block Development, Downtown Overlay, Historic Property) zoning. This high-quality redevelopment will help revitalize and energize the nearby retail and galleries. The Kimsey Building was Scottsdale’s first City Hall and the development team is very excited about the opportunity to preserve this part of Scottsdale’s history.

Given the changes to this plan over the past many months and the importance of saving this historic building in Scottsdale, PEG Companies has decided to hold an additional open house to inform the general public about their request. In accordance with public safety procedures during the COVID-19 crisis, we will be hosting this additional open house virtually, allowing for questions and comments, just as they would be if there were an in person open house.

The web link www.technicalsolutionssaz.com/open-house.html be accessible on _____, January ____, 2021. The project team will be available on January ____, 2021 from 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionssaz.com during that time to talk to the project team.

If you have any questions throughout the zoning review process, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Susan Bitter Smith".

Susan Bitter Smith
President